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Update No. 91
3-13

TO: Persons Holding Copies of the San Diego County Zoning Ordinance

FROM: Planning and Development Services

RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

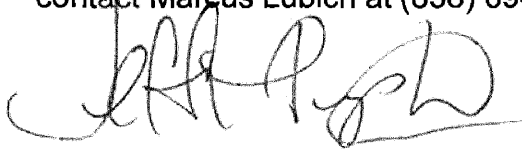
Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption of Ordinance No. 10251 (N.S.), effective 3-8-13. This Ordinance makes additions and amendments to definitions; amendments to parking regulations, and amendments to the parking regulations in the Fallbrook Village zones. These amendment pages are known as POD 11-005, adopted by the Board of Supervisors on February 6, 2013.

Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
Def. D - Def. E (2 pages)	Def. D - Def. E (2 pages)	Definition of "Drive-Through" added Definition of "Enclosure" amended
Def. R - Def. S (6 pages)	Def. R - Def. S (6 pages)	Definition of "Stand-Alone" added Pagination changes
6750-6799 (8 pages)	6750-6799 (17 pages)	Amendments to Parking Regulations
8130-8130 (2 pages)	8130-8130 (2 pages)	Amendment to Fallbrook V1 Parking Regulations
8230 (2 pages)	8230 (2 pages)	Amendment to Fallbrook V2 Parking Regulations
8330 (2 pages)	8330 (2 pages)	Amendment to Fallbrook V3 Parking Regulations

8430 (2 pages)	8430 (2 pages)	Amendment to Fallbrook V4 Parking Regulations
8530-8530 (2 pages)	8530-8530 (2 pages)	Amendment to Fallbrook V5 Parking Regulations

Upon insertion of these pages, we suggest you fill in the space provided for Update No. 91 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact Marcus Lubich at (858) 694-8847.



JEFF MURPHY, Chief
Advance Planning Division
Planning and Development Services

County Affordable Senior Housing Program: The County's program to encourage the provision of senior rental housing that is affordable. See Section 6360 a.2.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

County Park: Any park, community center, museum, beach park, or recreation facility, owned by, leased by, or under the control of the County.

(Added by Ord. No. 6615 (N.S.) adopted 6-22-83)

Crawl Space: Any unfinished accessible space, located below the first floor of a structure, which has non-excavated, natural grade with no slab; normally enclosed by a foundation wall which is intended to provide sufficient access to otherwise concealed ductwork, piping or wiring. Any such area that is designated, arranged or built as to be used for business, storage, or habitation shall not be considered crawl space and shall be counted as storage area and/or habitable space and shall be designed to meet all requirements of storage areas or habitable space.

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

DEFINITIONS (D)

Density: The number of dwelling units per acre.

Density Bonus: A density increase over the otherwise maximum allowable residential density under the Zoning Ordinance and land use element of the general plan as of the date of a complete application to the County.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Density Bonus Housing Agreement: A legally binding agreement between a developer and the County to ensure that the requirements of the density bonus application and the Zoning Ordinance are satisfied.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Density Bonus Permit: A permit issued by the County based upon an applicant's compliance with the requirements of the Density Bonus Program at Sections 6350 through 6399 and the Density Bonus Permit Procedures at Sections 7400 through 7449.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Density Bonus Unit: As applied in the Density Bonus Program at Sections 6350 through 6399 and the Density Bonus Permit Procedures at Sections 7400 through 7449, density bonus unit is a residential unit that exceeds the number of units allowed under the otherwise maximum allowable residential density for the development site.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Def. D

Density, Maximum Allowable Residential: (See Maximum Allowable Residential Density)

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Designated Historic Landmark: (See Historic Landmark)

(Added by Ord. No. 5330 (N.S.) adopted 12-13-78)

(Deleted by Ord. No. 7101 (N.S.) adopted 3-12-86)

Designator: The numbers or letters or combination of both which prescribe the regulations for the Use Regulations, Animal Regulations, Development Regulations, and Special Area Regulations. It appears on the zoning map and refers to names of Use Regulations, types of Animal Regulations, types of Development Regulations, or names of Special Area Regulations.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

Detached: (See Building Type, Nonresidential)

Development Regulations: That element of the zone which is represented by 9 designators corresponding to 9 aspects of physical development. These 9 aspects are: density, lot size, building type, maximum floor area, floor area ratio, height, coverage, setback, and useable open space. The Development Regulations regulate these subjects, by using the designators, in terms of certain minimum or maximum standards or of permitted buildings types.

Development Standard: As applied to the Density Bonus Program at Sections 6350 through 6399 and the Density Bonus Permit Procedures at Sections 7400 through 7449, development standard includes a site or construction condition including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Dog: A canine that has reached the age of 4 months.

Double Detached: (See Building Types, Residential)

Drive-In: (See Enclosure)

Drive-In Theater: (See Adult Drive-In Theater)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Drive-Through: A building, use, or facility that provides a specified "drive-through" lane or driveway where customers receive a service or purchase goods while remaining in a motor vehicle. Drive-through facilities include fast food restaurants, pharmacies, and financial institutions that provide service windows and/or automated teller machines.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

Duplex: (See Building Type Residential)

Dwelling: A building or portion thereof used exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels, boarding and lodging houses.

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, and having only one kitchen.

Dwelling, Multi: (See Building Type, Residential)

DEFINITIONS (E)

Easement: A recorded right or interest in the land of another, which entitled the holder thereof to some use, privilege or benefit out of or over said land.

Enclosed: (See Enclosure)

Enclosure: The degree that the storage and display of goods may be open and/or visible from public rights-of-way. The following are enclosure types:

1. Drive-In: Designed or operated so as to enable persons to receive a service or to purchase or to consume goods while remaining onsite within a parked motor vehicle.
2. Enclosed: A roofed structure contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
3. Open: Unroofed or not contained on all sides by walls which are pierced only by windows, vents, or customary entrances and exits.
4. Semi-Enclosed: Contained on at least 50 percent of its perimeter by walls which are pierced only by windows, vents, or customary entrances and exits. The open sides of partially open structures shall not be visible from any public right-of-way.

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

Def. E

Environmental Assessment: A formal evaluation process to determine whether a proposed project will have a significant impact on the environment.

EIR - Environmental Impact Report: A report by the appropriate San Diego County granting authority which analyzes the environmental effects of a proposed project pursuant to the Environmental Quality Act of 1970.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83.)

Essential Public Facility or Project: Any structure or improvement necessary for the provision of public services, which must be located in the particular location to service its purpose and for which no less environmentally damaging location, alignment, or non-structural alternative exists.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Exterior Wall: (See Wall, Exterior)

DEFINITIONS (F)

Factory-Built Housing: A unit defined as "factory-built housing" by Section 19971 of the Health and Safety Code which has the approval of the Department of Housing and Community Development of the State of California.

Family: An individual, or 2 or more persons (related or unrelated) living together as a single housekeeping unit in a dwelling unit.

(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

Family Care Home: A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer elderly, mentally disordered or otherwise handicapped persons or dependent and neglected children and providing such care and service on a 24-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such manner that facilities, activities, or events thereon are shared by more than 6 elderly, mentally disordered or otherwise handicapped persons or dependent and neglected children.

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

Family Care Institution: A state-authorized, certified, or licensed family care home, foster home, or group home which does not qualify as a family care home.

Family Day Care Home for Children, Large: A state-licensed family day care home serving nine to fourteen children where care, protection and supervision are regularly provided in the caregiver's own home for periods of less than 24 hours per day, while the parents or guardians are away. The number of children shall include children under the age of 10 years who reside at the home.

Principal Use(s): The primary use(s) for which land or a building is or may be intended, occupied, maintained, arranged or designed.

Private Garage: An accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

Psychiatric Facility: An institution in which care or treatment is given to persons suffering from mental illness, disease, disorder or ailment. Such facilities include, but are not limited to, psychiatric hospitals, day treatment hospitals, long term care facilities, resident treatment centers, family homes (mentally ill), alcoholism, hospital, and facility for admission of drug addicts all as defined in Article 2 of Subchapter 1 of the Title 9 of the California Administrative Code.

Public Active Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, at least part of which is designed, developed, and intended for organized sport or athletic activities and/or other activities or events to which groups of people greater than the family unit might be attracted as participants or spectators.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)

Public Garage: A building other than a private or parking garage in which specific spaces or stalls are rented to individual members of the public for the shelter or storage of private automobiles and other forms of private transportation or recreational vehicles, and which may include as a use incidental thereto, the storage of personal effects and personal household articles.

Public Park/Playground/Recreational Area: An outdoor area, along with its incidental buildings and structures, owned and/or operated by a public agency or a non-profit organization, which is designed, developed and intended to provide one or more recreational opportunities to the general public. Public Park/Playground/Recreational Area includes the following: Public Passive Park/Recreational Area, and Public Active Park/Playground/Recreational Area.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)

Public Passive Park/Recreational Area: An outdoor area, along with minimal incidental buildings and structures, designed, developed and intended for low intensity passive recreational use by individuals, families, or small groups. Public Passive Park/Recreational Areas may be of any size and may include wilderness, ecological or natural preserves.

(Added by Ord. No. 8340 (N.S.) adopted 12-15-93)

Public Stable: A stable used for the riding and performing of horses by other than the occupants of the premises or their nonpaying guests, but excluding boarding or breeding stables.

Def. R

DEFINITIONS (R)

Rap Parlor: (See Massage Parlor)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Recreational Vehicles: A motorhome, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 200 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.

Recycling Collection Facility, Drop-Off: A facility consisting of bins, boxes, or other suitable receptacles for the acceptance (by donation) of recyclable materials from the public. In Residential Zones and Special Purpose Zones, the total capacity of collection receptacles shall not exceed 192 cubic feet.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Recycling Facility: A facility or portion of any premises used for the collection and/or processing of recyclable materials as that term is defined in this ordinance. Recycling facilities may include reverse vending machines, bulk reverse vending machines, mobile recycling units, kiosk type units and free-standing containers operated or placed in accordance with the standards established by this ordinance. Processing in a recycling facility may include baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding and cleaning. A recycling facility does not include storage containers or non-mechanical processing activity located on the premises of a residential use, or storage and processing activity located on the premises of a commercial or manufacturing use which is solely for the recycling of material generated by that residential property, business or manufacturer.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Recyclable Material: Reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture, or reconstitution for sale or reuse. Recyclable material does not include refuse or hazardous materials. Recyclable material may include clean (uncontaminated) used motor oil and oil filters collected and transported in accordance with Section 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Refuse Disposal Site: An area devoted to the disposal of refuse, including incineration, reduction, or dumping of ashes, garbage, combustible or noncombustible garbage or refuse, offal or dead animals.

Reserved Unit: A dwelling unit that will be reserved for sale or rent to, and affordable to, very low, low, or moderate income households or reserved for sale or rent to qualifying senior citizen residents.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Residential Zone: A zone including a use regulation set forth in Sections 2100 through 2299, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Rest Home: Any place or institution which makes provision for bed care or for chronic or convalescent care for one or more persons exclusive of relatives, who by reason of illness or physical infirmity are unable to care for themselves; but in which no persons suffering from contagious or communicable disease are kept and in which no surgical or other primary treatments such as are customarily provided in sanitariums or hospitals are performed. Rest homes shall include all places defined in Title 17 of the California Administrative Code and licensed as nursing or convalescent homes.

Reverse Vending Machine: An automated mechanical device which occupies less than 50 square feet; accepts at least one or more types of empty beverage containers, including but not limited to aluminum cans, glass and plastic bottles; and issues a cash refund or redeemable credit slip with a value not less than the container's redemption value, as determined by the State. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

(Added by Ord. No. 8058 (N.S.) adopted 4-15-92)

Right-of-Way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

Riparian Habitat: An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

DEFINITIONS (S)

Schedule: A list or table of standards pertinent to certain aspects regulated by the Animal Regulations or the Development Regulations. A particular standard or combination of standards prescribed by a schedule is referenced by a designator in the Animal Regulations or the Development Regulations.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

School: An institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but does not include a trade, vocational or professional institution or an institution of higher education, including a community or junior college, college or university.

Def. S

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

School, Trade: A facility that provides instruction and practical training in skilled trades or labor on a post-secondary level, including but not limited to construction; truck driving; mechanics; heavy equipment operation; and similar technical schools that are not subject to the standards set by the State Board of Education and not otherwise defined as a college. This use shall be considered Major Impact Service and Utilities use type when any instruction or training is conducted outside of an enclosed building, regardless of the number of students.

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

School, Vocational: An institution of learning, other than a college, which provides specific job or vocation related training to be pursued as a career, including art, barber/beauty, business, fashion design, language, nursing, or other certification or degree programs, which are conducted entirely within an enclosed building.

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

Secondhand Merchandise/Goods: Used common household items including clothing, personal effects, households furnishings, appliances, and office equipment and furnishings.

Secondary Use: A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the principal use(s) on the same lot or parcel. A secondary use may, but need not be an accessory use to the principal use(s).

Semi-Detached: (See Building Type, Residential)

Semi-Open: (See Enclosure)

Senior Citizen: A person 62 years of age or older or 55 years of age or older in a senior citizen housing development as defined in California Civil Code Section 51.3.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Senior Citizen Housing Development: A residential development that is reserved for senior citizens and consists of at least 35 dwelling units as defined in California Civil Code Section 51.3.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

Sensitive Habitat Lands: Land which supports unique vegetation communities, or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the State California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.) (Unique Vegetation Community refers to associations of plant species which are rare or substantially depleted due to development. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; (c)

they are outstanding examples of the community type as identified by the California Department of Fish and Game listing of community associations.) Sensitive Habitat Lands includes the area which is necessary to support a viable population of any of the above species in perpetuity, of which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Setback: A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines.

Setback, Front Yard: The setback applicable in the front yard of a building or structure. When a parcel or lot abuts a public road, the front setback shall be measured from the centerline of the public road.

(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)

Setback, Rear Yard: The setback applicable in the rear yard of a building or structure.

Setback, Side Yard: The setback applicable in the side yard of a building or structure.

Sexual Encounter Establishment: An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy. For the purposes of these regulations, sexual encounter establishment shall include massage or rap parlor and other similar establishments.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Sexual Activities: (See Specified Sexual Activities)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Shaft: A vertical opening through a building for elevators, dumbwaiters, mechanical equipment or similar purposes.

Shrub: A woody perennial plant generally with multiple basal stems.

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

Sidewalk Cafe: An area adjacent to and directly in front of a street level eating or drinking establishment located within the sidewalk area of the public right-of-way used exclusively for dining, drinking and pedestrian circulation. The encroachment area of a sidewalk cafe may be separated from the remainder of the sidewalk by railings, fencing or landscaping planter boxes or a combination thereof.

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

Def. S

Sign: Any structure, device, material or substance placed, attached or applied in any manner on or above a building, structure or site so as to be visible at or beyond the property boundaries and which displays by shape, color, light or symbol any attention arrestor device, model, banner, numeral, letter, word, trademark, logo, emblem or other representation used as or in the nature of an advertisement or solicitation of a business, profession, service, person, group, organization, firm, enterprise, industry, product, commodity, merchandise place or event.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Abandoned: A sign which remains in place after expiration of the permit authorizing it or after the date, event or purpose for which it was installed has passed or terminated.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign Area: The entire area within a continuous perimeter enclosing the extreme limits of sign display including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letter or devices. The calculation of a double-faced signs shall be the area of one face only. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than 24 inches apart.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Arcade/Marque: An on-premise sign painted on, attached to or suspended from an arcade, marque or similar architectural feature.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Freestanding: Any sign supported wholly by uprights, braces, or poles in or upon the ground including poster panels, painted bulletins, signs on fences, and signs on structures other than buildings and/or canopies.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)
(Amended by Ord. No. 8015 (N.S.) adopted 12-4-91)

Sign, Freeway-Oriented: An on-premise freestanding or roof sign which is located within 350 feet of the nearest point of the through lane of the adjacent freeway and not more than 1,500 feet from the nearest point where a freeway exit providing access to the premises on which the sign is located contacts the edge of said through lane. Such signs shall be used to identify premises where food, lodging, goods or services essential to the traveling public are available.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Height: The vertical distance from the average ground elevation at the sign supports or base of a freestanding sign and the highest point of the sign/sign structure. For signs affixed to other structures the grade from which the structure height is measured.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Illegal: A sign not legally installed pursuant to regulations in effect at the time of installation.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Monument: A freestanding on-premise sign mounted on its own standard which does not exceed 42 inches in height or 32 square feet in area per sign face and which contains only the name of the business.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign Structure: A structure or device designed or used for the support of a sign but not including fences, walls, roofs or structures having another permitted primary function. A sign structure is considered to be an integral part of a sign and is not a permitted use type independent of a permitted sign.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Off-Premise: Any sign as herein defined other than an on-premise sign.

Sign, On-Premise: A sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered, or conducted, other than incidentally, on the premises.

(Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)

Sign, Portable: A parked or stationary outdoor advertising sign, or a sign that is not a structure, or a sign located upon a vehicle or trailer for the basic purpose of providing advertisement of products or directing people to a business or activity located in the same or nearby property, placed or parked so as to be visible from the public right-of-way, but not including signs on business or commercial vehicles, the primary purpose of which is the transporting of people and goods on the public right-of-way.

Sign, Projecting: Any sign other than a wall sign which is attached to and projects from the wall or face of a building or structure including an arcade/marquee sign.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Roof: Any sign erected, painted upon, against, or directly above a roof or on top of or above the parapet of a building, and which is supported wholly or in part by said building. Any sign mounted upon its own standard which is supported wholly by structural anchorage to the ground, or mounted upon any accessory structure which does not constitute a building, shall be considered a roof sign where such sign projects over the roof of a building. Any roof, the slope of which varies not more than 45 degrees from a vertical plane, shall be considered wall space for the purpose of placement of wall signs.

Def. S

Sign, Tenant Identification: Any sign integrated into the design of each individual tenant space of a multiple entrance building so as to identify the tenant of such space.

(Added by Ord. No. 6092 (N.S.) adopted 7-1-81)
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

Sign, Wall: Any sign affixed to or painted directly upon a building facing in such a manner that the face of the sign is substantially parallel to the place of the building facing and does not project more than 16 inches, therefrom; provided, however, that any sign erected, painted or placed upon, against, or directly above a roof, the slope of which varies not more than 45 degrees from a vertical plane, shall be considered a wall sign. Permanent window signs shall be considered wall signs.

Sign, Window: Any sign temporarily affixed to or displayed on the interior of an establishment so as to be readable from the exterior thereof shall be considered a wall sign.

Significant Habitat Lands: Sensitive habitat lands with a combination of biological features that result in the likelihood of significant, unmitigable environmental impacts if developed.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Significant Investment in Buildings or Structures: When used with reference to interim or temporary uses regulated by this Ordinance, "significant investment in buildings or structures" shall mean the placement or construction of any building, structure, or other improvement in such manner or at a cost as to be inconsistent with the temporary status of the use and which would preclude its ready removal from the site at a reasonable cost upon termination of the interim or temporary use.

(Added by Ord. No. 8506 (N.S.) adopted 3-01-95)

Significant Prehistoric or Historic Sites: Location of past intense human occupation where buried deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, state, or federal importance. Such locations shall include, but not be limited to: any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structures, or object included in or eligible for inclusion in the National Register of Historic Places, the State Landmark Register; or included in or eligible for inclusion, but not rejected, for the San Diego County Historical Site Board List; any area of past human occupation located on public or private land where important prehistoric or historic activities and/or events occurred; and any location of past or current sacred religious or ceremonial observances protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures, and natural rocks or places which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Single Detached: (See Building Type, Residential)

Site Plan Permit: A permit which may be granted by the appropriate County officer or body to provide a review procedure for development proposals which is concerned with physical design, siting, interior vehicular and pedestrian access, and the interrelationship of these elements.

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

Solar Energy System, Offsite Use: A solar energy conversion system consistent with the requirements of section 6952 for offsite energy use. The energy generated is predominately used offsite.

(Added by Ord. No. 10072 (N.S.) adopted 9-15-10)

Solar Energy System, Onsite Use: A solar energy conversion system consistent with the requirements of section 6952 for onsite energy use. The energy generated is predominately used onsite.

(Added by Ord. No. 10072 (N.S.) adopted 9-15-10)

Special Area: That element of the zone which indicates, by means of a letter designator, the Special Area Regulations which apply to that zone.

Special Parking District: An area, described in Section 5761, where reduced off-street parking may be authorized.

(Added by Ord. No. 8407 (N.S.) adopted 5-18-94)

Special Purpose Zone: A zone including a use regulations set forth in Sections 2800 through 2979, inclusive.

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)

Specified Anatomical Areas:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Def. S

Specified Sexual Activities:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in 1 through 3 above.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

Stable, Boarding or Breeding: (See Boarding or Breeding Stable)

Stable, Private: (See Horsekeeping)

Stable, Public: (See Public Stable)

Stacked: (See Building Type, Residential)

Stand: A structure for the display and sale of farm products with no space for customers within the structure itself.

Stand-Alone: A building, use, or facility that is physically separated from or otherwise unconnected to other buildings, uses or facilities, and that is either: (i) located on a separate lot or parcel from other buildings, uses or facilities; or (ii) located on the same lot or parcel with other buildings, uses or facilities and has its own dedicated parking. A Stand-Alone building, use or facility has required parking that is computed and provided separately from other buildings, uses or facilities.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

Standard Mobilehome Park: (See Mobilehome Park, Standard)

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

Steep Slope Lands: All lands having a slope with natural gradient of 25 percent or greater and a minimum rise of 50 feet, unless said lands have been substantially disturbed by previous legal grading.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

Storage of Inoperative or Wrecked Motor Vehicles: Storage of inoperative or wrecked motor vehicles shall only be allowed as long as there are no more than two inoperative or wrecked motor vehicles (as those terms are defined in section 21.602 of the County Code) on a parcel or property made up of one or more contiguous parcels, the vehicles are not being stored contrary to section 78.104 of the County Code and no owner or occupant of the property is operating a motor vehicle wrecking yard, as that term is defined in section 21.602(f) of the County Code. This limitation of the number of vehicles shall not apply to the storage of vehicles pursuant to Section 1430(i).

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

Storage of Nonoperating Vehicles: A nonoperating vehicle means a vehicle that may be capable of operating under its own power but is being stored at a licensed storage yard and is not in the possession of the registered owner. Storage of nonoperating motor vehicles shall not include automobile wrecking.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above (see "Attic Story" and "Crawl Space"). The maximum height of a story between floors shall be 14 feet. If the finished floor level directly above a basement, cellar, or unused under-floor space is more than 6 feet above the adjacent elevation for more than 50 percent of the total perimeter or is more than 12 feet above the adjacent elevation at any point, such basement, cellar or unused under-floor space shall be considered as a story. The total perimeter shall be measured along the outer limits of the area of the floor level in question. The adjacent elevation shall be grade as defined herein but shall not include fill material that has been mounded or placed for landscaping, thermal insulation, sound attenuation or for any other purpose if such mounding or placement would allow additional floor levels or building heights greater than otherwise permitted.

(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)

(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

Def. S

Story, Attic: (See Attic Story)

(Added by Ord. No. 10095 (N.S.) adopted 12-8-10)

Story, First: The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade, as defined herein, for more than 50 percent of the total perimeter, or more than 8 feet below grade, as defined herein, at any point.

(Added by Ord. No. 6134 (N.S.) adopted 7-22-81)

Street: A County road, State highway, public road, street or alley, or private thoroughfare or easement (or proposed private thoroughfare or easement shown on a recorded parcel map) not less than 10 feet in width connecting with a County road, State highway, public road, street or alley which affords primary access to an abutting lot.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

Street, Centerline of: The centerline of a street as established in accordance with the provisions of Chapter 3 of Division 1 of Title 5 of the San Diego County Code.

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

Street Line: The boundary line between a street and the abutting property.

Street, Side: A street which is adjacent to a corner lot and which extends in the general direction of the line determining the depth of the lot.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural Alterations: Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof or exterior lines.

Substantial Improvement: Any repair, reconstruction, or improvement of structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or (2) any alteration of a structure listed on the National Register or Historic Places or a State inventory of Historic Places.

Supportive Housing: Shall have the meaning prescribed in Health and Safety Code 50675.14(b). The design of the structures determines Family Residential or Group Residential Use Type.

(Added by Ord. No. 10035 (N.S.) adopted 1-27-10)

PARKING REGULATIONS

6750 TITLE AND PURPOSE.

Section 6750 through 6799, inclusive, shall be known as the County Parking Regulations. The purpose of these regulations is to provide functional, safe and aesthetically pleasing off-street parking and loading facilities for vehicles and bicycles for each type of land use. The spaces provided are required for use by the employees, tenants, customers and guests of the establishment providing the parking facilities.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3200.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6753 GENERAL PARKING REQUIREMENTS.

- a. **New Uses and Structures.** A new use and/or structure shall provide the minimum number of parking and bicycle spaces specified in the Parking Schedules of the County Parking Regulations.
- b. **Existing Uses and Structures.** A previously permitted existing use and/or structure shall not reduce parking or bicycle spaces unless the reduced number of parking spaces still provided for the use and/or structure meets the minimum requirements of the County Parking Regulations for that use and/or structure.
- c. **Conversion, Alterations or Expansion of an Existing Use or Structure.** A previously permitted existing use and/or structure that is converted, altered or expanded shall provide additional parking spaces to accommodate the increase in capacity and/or intensity. This additional parking shall be provided unless the existing parking meets the parking requirements of the County Parking Regulations for the entire use and/or structure.
- d. **Availability.** Parking and Loading spaces shall be marked, maintained, and permanently available for the use they are intended to serve. Owners, lessees, tenants, or persons having control of the parking or loading spaces shall not prevent, prohibit or restrict the use of parking and loading spaces.
- e. **Usage.** Required parking and loading areas shall be used exclusively for the parking and loading of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise or equipment without a required County permit or approval, except where allowed by County Parking Regulations.
- f. **Exceptions.** Notwithstanding the general parking requirements set forth in subsections a. and c. above, parking requirements for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783. In communities with Village Zoning, such as Fallbrook, parking requirements shall be determined in accordance with the Parking Regulations for each zone. (See Section 8000 et seq. of the Zoning Ordinance).

6753

- g. Community Plan Policies. In the event that an applicable community plan contains policies relative to parking, those policies shall be considered when determining parking counts and design.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3203.)

(Amended by Ord. No. 8407 (N.S.) adopted 5-18-94.)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6754 ADDITIONAL PARKING REQUIREMENTS FOR ACCESSORY AND SPECIAL USES.

Parking standards for the following accessory and special uses shall be required as specified in the following sections of the Zoning Ordinance:

Section 6156:	Second Dwelling Units
	Family Day Care Home for Children, Large (9-14 Children)
	Bed & Breakfast Home
	Host Home
	Agricultural Homestay
Section 6370:	Senior Projects and Density Bonus Projects
Section 6910:	Wineries
Section 6911:	Emergency Shelters
Section 6912:	Community Gardens
Section 6970:	Recycle Facilities

Parking standards for accessory uses not listed above shall be determined pursuant to the Parking Schedule of the County Parking Regulations and shall be required in addition to the parking requirements for the primary use.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

6755 ACCESSIBLE PARKING REQUIREMENTS.

The Americans with Disabilities Act (ADA) governs the construction and alteration of public places, commercial facilities, and state and local government facilities to accommodate and provide adequate facilities for persons with disabilities. Accessible parking spaces shall adhere to the requirements of the California Building Code (Chapter 11B) for Accessible Parking standards as found in Title 24 of the California Code of Regulations.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

6756 COMPUTATION OF REQUIRED PARKING AND BICYCLE SPACES.

- a. Separate Uses. The off-street parking spaces required for 2 or more uses on the same lot or parcel shall be the sum of the spaces required for each use or structure computed separately. A reduction in required parking may be requested in accordance with Section 6784.
- b. For purposes of computing required parking spaces, the following terms shall apply:
 - 1. Bedrooms. Where the number of bedrooms is specified as the means for calculating required residential parking spaces, dens, studies, studios, libraries, recreation rooms, sewing rooms, hobby rooms, work rooms or similar rooms shall be considered as bedrooms if they contain at least 70 square feet of floor area.
 - 2. Gross Floor Area (GFA) shall be determined by the total area expressed in square feet of all floors measured between the exterior walls of a building.
 - 3. Employees. Where number of employees is specified as the means of calculating required parking spaces, the employees counted are those who work on the premises during the largest work shift during the peak employment season.
 - 4. Occupancy. Where the maximum number of persons or seating capacity is specified as the means of calculating required parking spaces, the maximum occupancy shall be that permitted for the use or structure by the County Building Code.
- c. Rounding. In computing the required number of parking spaces or bicycle spaces, fractions of .5 or larger shall be rounded up to the next whole number. Fractions less than .5 shall be disregarded, except that when a use or structure requires 4 or fewer parking spaces, excluding bicycle spaces, any fraction shall be rounded up to the next whole number.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3206.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6757

6757 OFF-STREET PARKING REGULATIONS BY MAJOR LAND USE CATEGORY
Sections 6758 through 6783 categorize the off-street parking regulations by major land use category. The County of San Diego classifies land uses within the following broad categories:

Section	Land Use Category	Description
6758	Residential	Property used by individuals and families for private residences or dwellings.
6760	Transient Habitation	Temporary or short-term lodging services. May include a hotel, motel, cabin, or campground.
6762	Commercial	Uses intended for retail, wholesale, office, or services.
6764	Civic	Uses that serve the community at large, including public spaces and structures that provide direct or indirect services to the public.
6772	Industrial and Storage	Uses intended for manufacturing or storage facilities.
6778	Agricultural	Land used for the growing of agriculture.
6780	Other Occupancies and Uses	Uses not included in the land use categories within Sections 6758 through 6783.
6782	Use Permits and Historic District Site Plans	Uses conducted pursuant to a use permit or to a Historic District Site Plan.
6783	Special Parking Districts	Uses conducted within a Special Parking District as designated in Section 5761.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13)

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Single Family Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.1 Parking space per dwelling unit None Required
Multi-Dwellings (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit 0.5 space per dwelling unit

Mobile Home Residential Mobile Home Dwelling Unit Guest Parking ¹ Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i> 0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required
Residential Care Facilities Employee Parking Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 0.33 Parking space per bedroom None Required
Accessory Apartment	1 Parking Space ²

¹ Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

² Space shall not be in tandem with any other required space.

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6760 PARKING REQUIREMENTS: **TRANSIENT HABITATION**

Type of Occupancy Use or Structure	Off-Street Parking
Campground, RV Parks Bicycle Parking	1 Parking space per campsite or RV None Required
Lodging Hotels, Motels, Resorts, and Spas Bicycle Parking	1 Parking space per guest room None Required
Boarding Houses (Transient) Bicycle Parking	1 Parking space per habitation room None Required

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6762

6762 PARKING REQUIREMENTS: **COMMERCIAL**

Type of Occupancy Use or Structure	Off-Street Parking
PERSONAL SERVICES	
Commercial Office Bicycle Parking	4 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Financial Institution Bank, Savings and Loan (including banks with and without drive-through teller or ATM service) Drive-Through Vehicle Stacking Provision Bicycle Parking	4 Parking spaces per KSF GFA 3 Vehicles (60 feet) minimum per teller/ATM lane 0.1 Bike space per car space but not less than 3
Eating and Drinking Establishment Excluding Stand-Alone Fast-Food Up to 3,000 Square Feet	The Greater Of: 6 Parking spaces per KSF GFA OR 0.2 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code)
More than 3,000 Square Feet Bicycle Parking	The Greater Of: 10 Parking spaces per KSF GFA OR 0.33 Parking spaces per person (Based on capacity of fixed or movable seating as permitted by the County Building Code) 0.1 Bike space per car space but not less than 3
Stand-Alone Fast-Food Restaurant With Drive-Through Window Drive-Through Vehicle Stacking Provision Bicycle Parking	12 Parking spaces per KSF GFA 9.5 Parking spaces per KSF GFA 4 Vehicles (80 feet) minimum from the menu board 0.1 Bike space per car space but not less than 3
Laundromat Bicycle Parking	0.33 Parking spaces per washing machine 0.05 Bike space per car space but not less than 3
Dry Cleaner Bicycle Parking	3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Barber Shop or Hair Salon Bicycle Parking	2.5 Parking spaces per chair/station 0.05 Bike space per car space but not less than 3
Funeral Parlor and Mortuary	The Sum of the Following: 0.25 Parking space per fixed seat 10 Parking space per KSF of non-fixed seating area in gathering room

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.05 Bike space per car space but not less than 3
Post Office Annex Including Privately Owned P.O. Box and Package Receipt Centers	2.5 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
RETAIL	
Retail Sales and Services Includes Personal Services and Repair Services <i>Retail sales and services other than those specifically listed in this table</i>	4.5 Parking spaces per KSF GFA <i>(Total eating, drinking and entertainment uses cannot exceed 15% of project's GFA. Otherwise the floor area that exceeds 15% shall be calculated according to stand-alone eating and drinking establishment use parking requirements)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Gasoline Station Without accessory retail sales and/or service	1 Parking space per employee but not less than 3 <i>(largest work shift)</i>
Bicycle Parking	0.05 Bike space per car space but not less than 3
With accessory retail sales and/or service	4 Parking spaces per KSF GFA <i>(Parking requirement does not include spaces normally provided adjacent to gas pumps for fueling vehicles or service bays)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Liquor Store	3.3 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3
Stand-Alone Discount Club Store Includes Wholesale Warehouse-type Stores	5.5 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3
Stand-Alone Drugstore	3.5 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Stand-Alone Furniture and Appliance Sales	3.5 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3
Stand-Alone Home Improvement Store Includes Building Materials and Lumber Stores	3.5 Parking spaces per KSF GFA <i>(Outdoor sales area shall be included in total GFA)</i>
Bicycle Parking	0.05 Bike space per car space but not less than 3
Building Supply Yards Includes Lumber, Plant Nurseries, Brick, Stone, and Gravel	0.5 Parking spaces per KSF of display area
Bicycle Parking	0.05 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
Construction Sales, Service, and Rental Contractors office and outside service area Bicycle Parking	The Greater Of: 1.5 Parking spaces per employee <i>(largest work shift)</i> OR 3.3 Parking spaces per KSF GFA 0.05 Bike space per car space but not less than 3
Automotive or Equipment Sales and Service Automotive Service Only Bicycle Parking	3.3 Parking spaces per KSF GFA 3 Parking spaces per repair stall 0.05 Bike space per car space but not less than 3
Automotive Rental Bicycle Parking	The Greater Of: 2.5 Parking spaces per employee <i>(largest work shift)</i> <i>(Plus 1 parking space per rental vehicle stored on-site)</i> OR 5 Parking spaces per KSF GFA <i>(Plus 1 parking space per rental vehicle stored on-site)</i> 0.05 Bike space per car space but not less than 3
Swap Meet Bicycle Parking	6.5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
SPORTS AND ENTERTAINMENT	
Participant Sports and Recreation (Indoor) Health Club, Gym, Video Arcade, Skating Rink, Billiard/Pool Hall, Multipurpose Recreational Facility (Other than those specifically listed in this table) Bicycle Parking	6 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Participant Sports and Recreation (Outdoor) As Required below for Specific Uses: Sports Courts (e.g. tennis, basketball, etc.) Ball Fields Group Picnic Areas Passive Useable Turf Areas for Informal Play Children's Play Area Swimming Pool Skate Park	The Sum of the Following that Apply: 3 Parking spaces per court 20 Parking spaces per ball field 1.5 Parking spaces per picnic table 0.2 Parking space per KSF 5 Parking spaces per KSF 10 Parking spaces per KSF of water surface 5 Parking spaces per KSF of skating area

Type of Occupancy Use or Structure	Off-Street Parking
<div>Boat Launch Ramp</div> <div>Bicycle Parking</div>	<div>10 Parking spaces per ramp plus 10 Parking spaces (10' wide x 45' long) for vehicles with boat trailers</div> <div>Individual sports and recreational uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces</div>
<div>Bowling Alley</div> <div>Bicycle Parking</div>	<div>6 Parking spaces per alley (Plus requirements for accessory uses)</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Driving Range</div> <div>Bicycle Parking</div>	<div>The Sum of the Following: 1 Parking space per tee plus 1 Parking space per employee but not less than 3 (Largest work shift) (Plus requirements for accessory uses)</div> <div>0.05 Bike space per car space but not less than 3</div>
<div>Golf Course</div> <div>Bicycle Parking</div>	<div>6 Parking spaces per hole (Plus requirements for accessory uses)</div> <div>0.05 Bike space per car space but not less than 3</div>
<div>Miniature Golf Course</div> <div>Bicycle Parking</div>	<div>3 Parking spaces per hole</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Tennis, Racquetball and Handball Facility</div> <div>Bicycle Parking</div>	<div>4 Parking spaces per court (Plus requirements for accessory uses)</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Spectator Sports and Entertainment</div> <div>Bicycle Parking</div>	<div>0.25 Parking spaces per seat</div> <div>0.1 Bike space per car space but not less than 3</div>
<div>Live Theater and Movie Theater</div> <div>Bicycle Parking</div>	<div>0.35 Parking spaces per seat</div> <div>0.1 Bike space per car space but not less than 3</div>
ANIMAL SERVICES	
<div>Veterinarian Clinic or Hospital</div> <div>Bicycle Parking</div>	<div>The Sum of the Following: 2.5 Parking spaces per examination room 1 Parking space per employee/doctor but not less than 4 (Largest work shift)</div> <div>0.05 Bike space per car space but not less than 3</div>
<div>Commercial Equine Stable</div> <div>Bicycle Parking</div>	<div>0.2 Parking space per stall</div> <div>0.05 Bike space per car space but not less than 3</div>

6762

Type of Occupancy Use or Structure	Off-Street Parking
Commercial Kennel	2 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6764 PARKING REQUIREMENTS: **CIVIC**

Type of Occupancy Use or Structure	Off-Street Parking
Library, Museum, Art Gallery	3 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Community Center	3.5 Parking space per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
U.S. Post Office (Leased Land)	30 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
Fire Station	The Sum of the Following:
	1 Parking space per employee (Largest work shift)
Guest Parking	3 Parking spaces (Plus additional on-site parking required for fire trucks/vans assigned to the station)
Bicycle Parking	0.05 Bike space per car space but not less than 3
Police Station	The Sum of the Following:
	1 Parking space per employee (Largest work shift)
Guest Parking	3 Parking spaces (Plus additional on-site parking required for police station vehicle fleet including motorcycles)
Bicycle Parking	0.1 Bike space per car space but not less than 3
PUBLIC ASSEMBLY	
Religious Assembly Church, Synagogue, Temple, Mission	0.25 Parking space per person (Based on total occupancy of the largest assembly room permitted by the County Building Code)
Bicycle Parking	0.1 Bike space per car space but not less than 3
Park	
Passive Uses	4 Parking spaces per acre
Structured Active Uses (e.g. basketball, tennis, ball fields, etc.)	10 Parking spaces per acre

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	Park uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces
Conference Center / Auditorium	0.25 Parking space per seat
Bicycle Parking	0.1 Bike space per car space but not less than 3
Private Club	<p>Lodge Hall, Union Hall</p> <p>0.35 Parking space per person if fixed seating is provided <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i></p> <p>OR</p> <p>35 Parking spaces per KSF in the largest assembly room if fixed seating is not provided <i>(Plus requirements for accessory uses if such uses will be active at the same time as the largest assembly room)</i></p> <p>Bicycle Parking</p> <p>0.05 Bike space per car space but not less than 3</p>
EDUCATIONAL INSTITUTIONS – PUBLIC AND PRIVATE	
Child Day-Care and Small Schools Primary Use Day-Care Center and Pre-School	<p>The Sum of the Following:</p> <p>1 Parking space per employee plus</p> <p>0.2 Parking space per child if drop-off and pick-up area is not provided</p> <p>OR</p> <p>0.1 Parking space per child if adequate drop-off and pick-up area is provided as determined by the Director</p> <p>Drop-off Area</p> <p>Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.</p> <p>Bicycle Parking</p> <p>0.05 Bike space per car space but not less than 3</p>
Elementary School	<p>The Sum of the Following:</p> <p>1 Parking space per employee</p> <p>5 Parking spaces for visitors</p> <p>0.2 Parking space per seat minus employee and visitor spaces provided above</p> <p>School Auditorium</p> <p>Drop-Off Areas</p> <p>Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas</p>

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	shall be determined by the Director. 0.25 Bike space per student
Junior High School or Middle School School Auditorium Drop-Off Areas Bicycle Parking	The Sum of the Following: 1 Parking space per employee 10 Parking spaces for visitors 0.2 Parking space per seat minus employee and visitor spaces provided above Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director. 0.2 Bike space per student
Senior High School Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 1 Parking space per employee 15 Parking spaces for visitors 0.25 Parking spaces per student 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.1 Bike space per student
College and University (Educational institutions beyond the 12 th grade) Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 0.7 Parking spaces per faculty member/staff 0.3 Parking spaces per student 25 Parking spaces for visitors 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.05 Bike space per student
Other Educational Institutions Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities <i>When located in a commercial center consisting of 10 KSF GFA or more and this use does not comprise more than 25% of the total GFA of the commercial center, this section does not apply. See Section 6762 Retail Sales and Services.</i> Bicycle Parking	1 Parking space per employee plus The Greater of the Following: 0.5 Parking space per student/trainee, OR 0.3 Parking space per KSF GFA 0.1 Bike space per student
MEDICAL CARE FACILITIES	
Hospital Acute, General Bicycle Parking	2.5 Parking spaces per bed 0.05 Bike space per car space but not less than 3
Medical Office	5 Parking spaces per KSF GFA

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.1 Bike space per car space but not less than 3
Other Medical Care Facilities Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.)	0.33 Parking spaces per bed
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6766, 6770 & 6772.)

6772 PARKING REQUIREMENTS: INDUSTRIAL AND STORAGE

Type of Occupancy Use or Structure	Off-Street Parking
Research and Development	3 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3
General Manufacturing Including Uses Where the Primary Activity is the Conversion of Raw Materials or Parts into Finished Products	1.5 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Light Manufacturing Including Printing, Material Testing, Light Assembly, etc.	1 Parking space per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Industrial Park Including a mix of Light Industrial, Manufacturing, Service, and Warehousing	2 Parking spaces per KSF GFA <i>(Office space cannot exceed 25% of total facility GFA. Requirement for excess office floor area shall be calculated according to stand-alone commercial office use parking requirements)</i>
Bicycle Parking	0.1 Bike space per car space but not less than 3
Recycling Center	The Sum of the Following: 1 Parking space per employee but not less than 5 <i>(Largest work shift)</i> PLUS 0.33 Parking spaces per KSF site area

6772 PARKING REQUIREMENTS: **INDUSTRIAL AND STORAGE**

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	0.05 Bike space per car space but not less than 3
Salvage Yard Scrap Metal Processing, Motor Vehicle Dismantling, Junk Yard	0.2 Parking spaces per KSF
Bicycle Parking	0.05 Bike space per car space but not less than 3
Moving and Storage Business	0.5 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3
Self Storage / Mini Storage Warehouse	The Sum of the Following: 0.015 Parking space per storage unit PLUS 2 Parking spaces for caretaker's dwelling, if applicable
Bicycle Parking	0.05 Bike space per car space but not less than 3
General Warehousing and Storage	The Sum of the Following: 1 Parking space per KSF GFA up to 20 KSF PLUS 0.5 Parking spaces per KSF GFA over 20 KSF
Bicycle Parking	0.05 Bike space per car space but not less than 3
Outdoor Storage Yard Contractor, General, Building Materials, Vehicles, Construction Equipment	0.4 Parking spaces per KSF GFA
Bicycle Parking	0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly part of Sec. 6778)

6778 PARKING REQUIREMENTS: **AGRICULTURAL**

Type of Occupancy Use or Structure	Off-Street Parking
General Agricultural Horticulture, Crop Production, Animal Production	None Required
Bicycle Parking	None Required

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6780 PARKING REQUIREMENTS: OTHER OCCUPANCIES AND USES

Type of Occupancy Use or Structure	Off-Street Parking
Other occupancies, uses and buildings not specified elsewhere in the Parking Schedules.	3.3 Parking spaces per KSF GFA
Bicycle Parking	0.1 Bike space per car space but not less than 3

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6782 PARKING REQUIREMENTS: USE PERMITS AND HISTORIC DISTRICT SITE PLANS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted pursuant to a use permit or to a Historic District Site Plan.	The number of off-street parking, loading, and bicycle spaces shall be as required by the use permit or Historic District Site Plan. To the extent that the use permit or Historic District Site Plan does not specify the number of parking, loading, or bicycle spaces, the requirements of these Parking Regulations shall apply. Notwithstanding the parking requirements of this section, where a Historic District Site Plan pursuant to Section 5749 a has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible.

(Added by Ord. No. 6940 (N.S.) adopted 4-10-85.)
 (Amended by Ord. No. 8407 (N.S.) adopted 5-18-94.)
 (Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6783

6783 PARKING REQUIREMENTS: SPECIAL PARKING DISTRICTS

Type of Occupancy Use or Structure	Off-Street Parking
Uses conducted within a Special Parking District as designated in Section 5761.	The number of off-street parking, loading, and bicycle spaces shall be determined according to the provisions of Section 5761 c. Notwithstanding the parking requirements of this section, where the Site Plan required at Section 5761 c. has been waived or exempted by the Director, existing buildings which are expanded or renovated shall be required to provide off-street parking only as determined by the Director to be feasible, taking access from an alley or side street. The number of spaces shall be as close as possible to the number which would be required if the Special Parking District did not exist.

(Added by Ord. 8407 (N.S.) adopted 5-18-94.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6784 REDUCTION OF PARKING SPACES.

- a. Parking Assessment District. The number of required parking spaces for uses and structures located within an assessment district formed to provide off-street parking shall be reduced by the number of parking spaces provided by the assessment district which are attributable to the subject property. For purposes of this Section, the parking spaces shall be attributed to each lot or parcel in the same ratio that the assessed value of the subject parcel bears to the total assessed value of the assessment district, unless the Board of Supervisors determines that the parking spaces should be attributed to individual parcels in another manner.
- b. Parking Reduction for Multi-Use and/or Mixed-Use Development. A parking reduction may be approved by the Director where it can be demonstrated that two or more adjacent multi-use and/or mixed-use developments on one or more lots or parcels have distinctly different parking demand patterns that allow for the shared use of parking spaces without conflict. Shared parking is most effective when land uses have distinctly different activity periods such as day and night or weekday and weekend. Shared parking reductions may apply to either new or existing development.

Requirements for approval of shared parking reductions are as follows:

1. Administrative Permit Is Required. An Administrative Permit, in accordance with Sections 7050 through 7074, shall be required for the sharing of parking spaces. The Administrative Permit shall apply to every property subject to the shared parking arrangement. In addition to the findings required by Section 7060, the following additional findings are required:

- i. The parking spaces to be provided for shared parking would be available as long as the uses requiring the spaces lawfully exist.
 - ii. The quality and efficiency of the shared parking would be comparable to the level that is otherwise required.
- 2. Shared Parking Agreement Is Required. The Administrative Permit shall include a condition requiring the applicant to submit a signed agreement between the applicant and the other property owner(s) providing the off-street parking spaces that are subject to the shared parking arrangement, with the County included as a third party beneficiary to the agreement. The agreement, titled "Shared Parking Agreement," shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Shared Parking Agreement shall meet recording requirements of state statutes and contain the Director's signature as to form and content, current contact information, the property's address, and the County Assessor's parcel number for the property.
- 3. Parking Study. The Director may require the applicant to submit a parking study, prepared by a qualified traffic or parking consultant, to assist the Director in determining the appropriate shared parking reduction. For existing development where new or different uses are proposed, the base parking demand may be based on either the County Parking Regulations parking ratio or on a detailed survey of actual parking demand for the active uses on the site. If a field survey approach is used, the study shall apply appropriate seasonal demand adjustments to determine the peak parking demand.
- 4. Allowable Walking Distances For Shared Parking. The shared parking arrangement will be more effective the closer shared parking spaces are to the uses they serve. The Director shall review and determine that the shared parking spaces are generally within the following desired maximum walking distances for customers/visitors and employees:
 - i. Customers/Visitors – 600 feet
 - ii. Employees – 1,000 feet

(Renumbered without substantive amendment by Ord. No. 6940 (N.S.) adopted 4-10-85.
Formerly Sec. 3260.)
(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6785

6785 RELATIONSHIP OF REQUIRED PARKING TO BUILDING SITE.

All required parking and bicycle spaces shall be located on the same legal parcel with the use or structure they are intended to serve, unless the site on which they are located is subject to the Village Parking Regulations in Section 8000, meets the provisions of Section 6788, or the site meets all of the following conditions:

- a. There is a traversable pedestrian route, not more than 600 feet in length over and along public streets or walkways or permanently established easements between the parking or bicycle spaces and the uses or structures to be served.
- b. The site is already zoned S86 Parking Use Regulations or, all persons owning an interest in the site shall execute and record an agreement not to oppose a reclassification to the S86 Parking Use Regulations and then shall make application and pay the fees for this reclassification.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3272.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6786 LOADING SPACES.

Loading spaces shall be 10 feet wide by 35 feet long. All buildings containing commercial or industrial use types, hospitals, or institutions hereafter constructed, converted, established, or enlarged to increase their floor area shall be provided with loading spaces as follows:

- a. Number of Loading Spaces.

Total Floor Area on Parcel
(Other than floor area
devoted to office uses)

Number of Loading Spaces

Less than 5,000 square feet	0
5,000 to 19,999 square feet	1
20,000 to 39,999 square feet	2
40,000 to 79,999 square feet	3
80,000 square feet and over	4 plus 1 space for each additional 50,000 square feet

- b. Access. Loading spaces shall have safe and adequate means of ingress and egress for trucks to and from a public street or alley and through the parking area.
- c. Exemptions. Notwithstanding the provisions of this section, mini-warehouses shall be exempted from the loading space requirements.

- d. Exceptions. Notwithstanding the requirements set forth in subsections a. and b. above, loading spaces for uses conducted pursuant to a use permit, Historic District Site Plan, or community design review Site Plan in a Special Parking District, shall be determined in accordance with Sections 6782 and/or 6783.

(Added by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6794.)

6787 LOCATION OF PARKING AND BICYCLE SPACES ON A BUILDING SITE.

- a. Open Parking. Except as provided in Paragraph d. below, open parking spaces shall be outside the ultimate right-of-way of any street. Refer to Section 6700 et seq. for fencing and screening requirements. Open parking spaces shall be located as follows:

ZONE/USE REGULATION	PERMITTED LOCATION
Residential & Agricultural Zones S80, S81, S88, S90, S92 Use Regulations	Anywhere except in a required front or exterior side yard.
C30, C31, C46 Use Regulations	Anywhere except in a required front yard.
Other Commercial Zones, Industrial Zones, S82, S86, and S94 Use Regulations.	Anywhere except in a required landscaped area.
Village Zones	See Section 8000 et seq.

- b. Covered Parking. Covered or enclosed parking spaces may be located anywhere on a building site where a structure may be located. In the Fallbrook Village Zones 1 through 4, covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building.
- c. Bicycle Spaces. Bicycle spaces shall be located:
1. No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 2. At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 3. As close to building entrances as is practical without interfering with pedestrian traffic.
 4. At ground level.

6787

- d. Exceptions. A use permit, Variance, Administrative Permit, or historic district site plan may specify the location of parking areas and bicycle spaces in locations other than as required by Paragraphs a. and c. above with the required finding that the exception to the bicycle spaces or open parking regulations does not create a safety hazard with site distance for access to the site.

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81. Formerly Sec. 6756.)

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3275.)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6788 COLLECTIVE PROVISION OF OFF-STREET PARKING AND ACCESS.

Collective off-street parking facilities that serve two or more uses or structures sharing a common lot line in locations subject to commercial, industrial, or S86 Use Regulations are allowed subject to the following requirements:

- a. The total parking spaces in such collective off-street parking facilities shall not be less than the sum of the requirements for the individual buildings or uses computed separately in accordance with the County Parking Regulations, unless a permit approved pursuant to this section specifies another amount.
- b. Collective Parking Agreement Is Required – The applicant must submit a signed agreement between the applicant and the property owner(s) providing the collective parking spaces, with the County included as a third party beneficiary to the agreement. The agreement shall grant an easement(s) for public utility purposes, ingress and egress to and from adjacent public right-of-way, access and parking necessary to provide the required collective parking spaces. The agreement shall also provide for the use and maintenance of the collective parking area. The agreement, titled “Collective Parking Agreement,” shall be subject to the approval of the Director as to form and content and shall be recorded with the Office of the County Recorder. The Collective Parking Agreement shall meet recording requirements of state statutes and contain the Director’s signature as to form and content, current contact information, the property’s address, and the County Assessor’s parcel number for the property.
- c. Parking Information. The Director may require the applicant to submit parking information on the uses and the associated number of parking spaces required, by the County Parking Regulations, a permit or another parking agreement, for each of the properties involved in the collective parking agreement.

(Renumbered without substantive amendment by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3278.)

Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6790 PARKING PLAN REQUIREMENTS.

Where required, parking plans submitted to Planning & Development Services shall demonstrate compliance with the County Parking Regulations and include the following, at a minimum:

- a. The number of parking spaces required for each land use
- b. The total number of parking spaces required and provided
- c. The number of accessible car spaces required and provided
- d. The number of bicycle parking spaces required and provided
- e. The percent of area devoted to landscaping
- f. For multi-family residential projects, the distribution and proximity of parking spaces in relation to residential entrances

Additional information may be required by the Director as necessary to determine compliance with parking regulations.

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3281.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6792 DESIGN STANDARDS FOR OFF-STREET PARKING.

The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the County Parking Regulations.

Practical guidance for how to comply with the County Parking Regulations is provided by the County Parking Design Manual.

- a. **Parking Space Dimensions.** Each required parking space shall be at least 9 feet wide by 18 feet long, with adequate provisions for ingress and egress by a standard full size passenger vehicle. The width of a parking space shall be increased by 2 feet when adjacent to fences, walls, and planters. Parking spaces in parking lots shall comply with the minimum dimension requirements in Table 6792.1 and Figure 6792.1. All driveways and curb openings shall be a minimum of 3 feet from any obstruction, i.e. poles, hydrants, buildings, walls, and fences.

b. Parking Aisles.

1. One-Way and Two-Way Traffic Aisles. One-way access driveways leading to aisles within a parking area shall be a minimum of 12 feet wide. Two-way aisles and access driveways leading to aisles within a parking area shall be a minimum of 24 feet wide. Minimum aisle widths for one-way drive aisles within a parking area are shown in Table 6792.1 and Figure 6792.2. A typical parking lot layout is illustrated in Figure 6792.3.
2. Fire Access Aisles. Designated fire access aisles must comply with the County's Consolidated Fire Code and/or the Fire Authority Having Jurisdiction. Minimum unobstructed fire access width is 24 feet. Vertical clearance minimum is 13 feet 6 inches. The Fire Authority Having Jurisdiction may require greater dimensions.
3. Truck Aisles. Access aisles for multiple-axle trucks in commercial and industrial projects shall be a minimum width of 40 feet for projects with a gross floor area of 10,000 square feet or greater or where the design of the project includes a loading dock. Truck movement templates (i.e. turning radii elements including wheel paths, which define the needed width of pavement edge that must be clear from obstructions above curb height) shall be included on the site plan to indicate turning conditions.

Table 6792.1
Minimum Parking Layout Dimensions

Figures 6792.1 & 6792.3 Labels	Design Component		Parking Angle				
			0° (Parallel)	30°	45°	60°	90°
A	Stall Width		9'(8') ¹	9'	9'	9'	9'
B	Stall Length		22'	18'	18'	18'	18'
C	Stall Width Parallel to Aisle		N/A	18'-0"	12'-9"	10'-5"	9'-0"
D	Stall Depth to Curb or Wall		N/A	16'-10"	19'-1"	20'-1"	18'-0"
E	Stall Depth to Interlock		N/A	12'-11"	15'-11"	17'-10"	18'-0"
F	Aisle Width ²	Fire Aisle	Per Fire Requirements				
		One-Way	13'	14'	16'	19'	N/A
		Two-Way	24'	22'	24'	24'	26'
G	Module Width Wall/Curb to Interlock	One-Way Aisle	N/A	43'-9"	51'-0"	46'-11"	N/A
		Two-Way Aisle	N/A	51'-9"	59'-0"	61'-11"	62'-0"
H	Module Width Interlock to Interlock	One-Way Aisle	N/A	39'-10"	47'-10"	54'-8"	N/A
		Two-Way Aisle	N/A	47'-10"	55'-10"	59'-8"	62'-0"
<i>not shown in Figure 6792.1</i>	Module Width Wall/Curb to Wall/Curb	One-Way Aisle	31'-0"	47'-8"	54'-2"	59'-2"	N/A
		Two-Way Aisle	42'-0"	55'-8"	62'-2"	64'-2"	62'-0"
I	Cross Aisle Width ²	One-Way	15'	15'	15'	15'	15'
		Two-Way	22'	22'	22'	22'	22'

¹ 8' width applies to on-street parking stalls

² The Director may require greater aisle width due to emergency equipment access needs. Aisles 24' or greater shall be designated as Fire Access.

N/A – Not Applicable

Figure 6792.1
Reference Drawing for Minimum Parking Dimensions

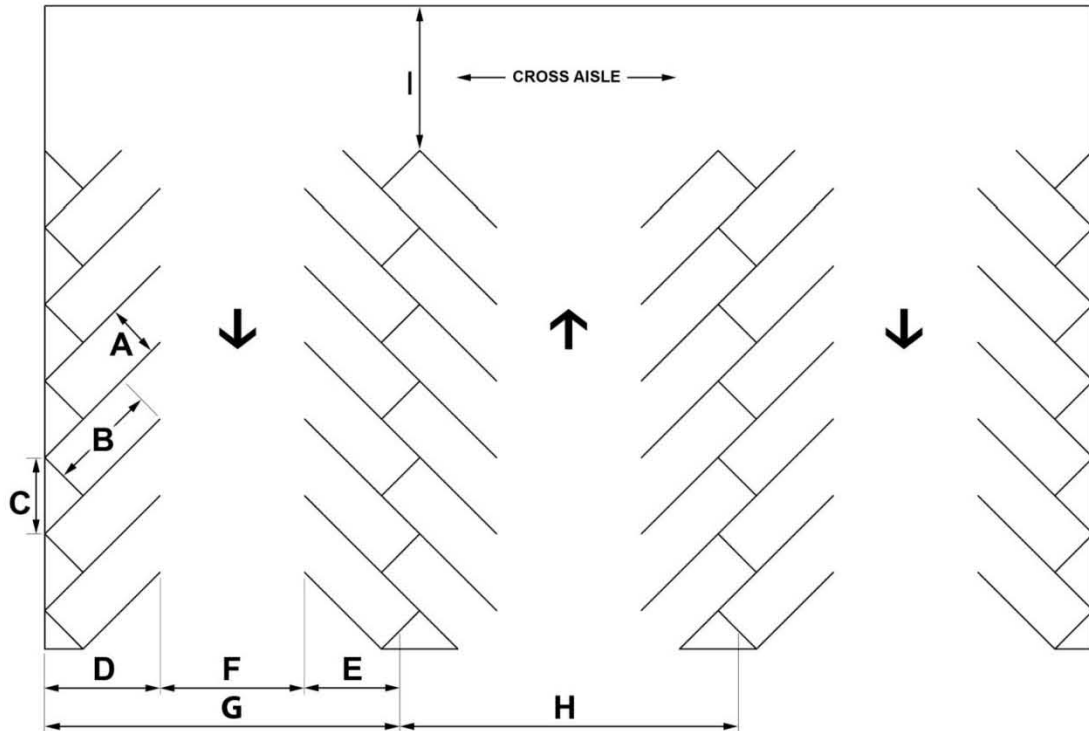
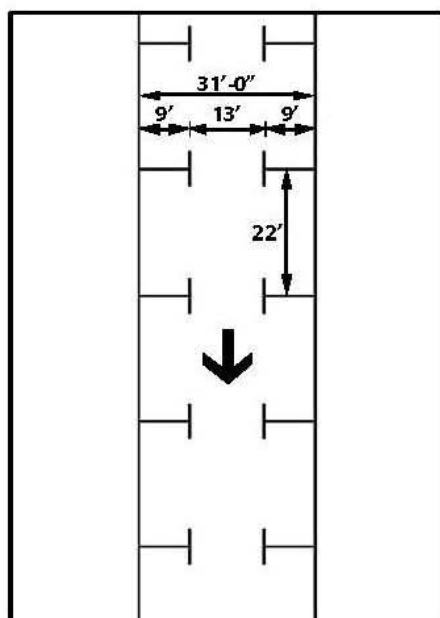
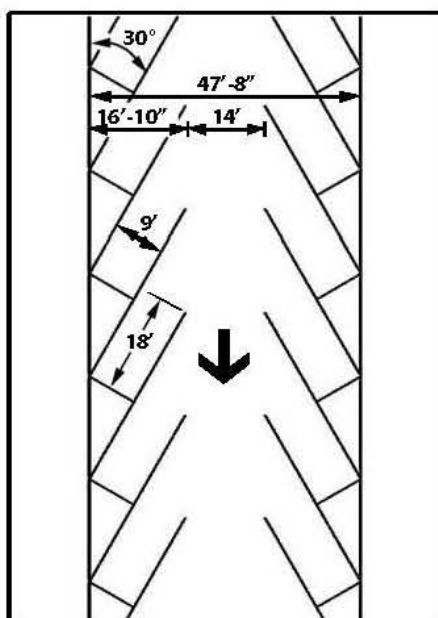


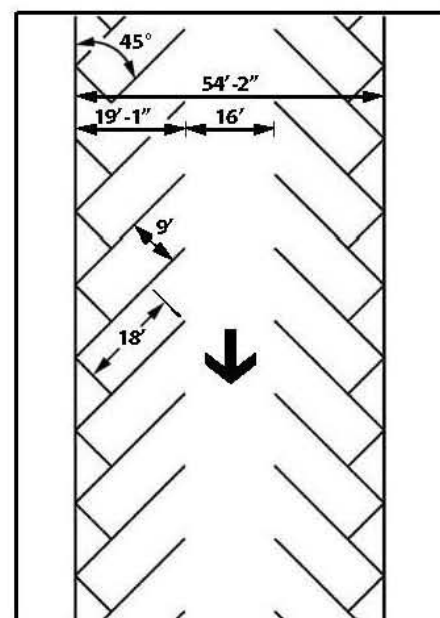
Figure 6792.2
Minimum Dimensions for Common Parking Lot Layouts



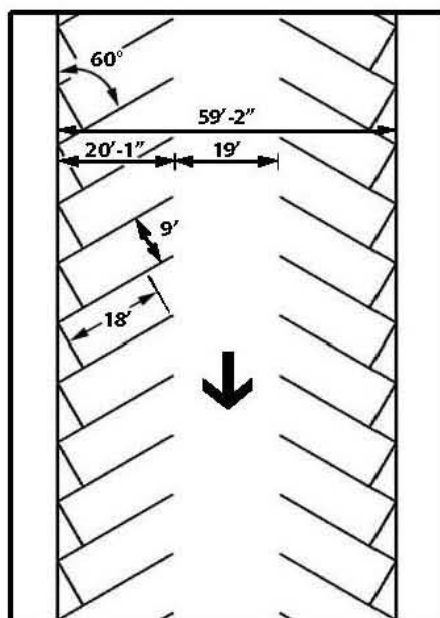
0° Parallel Parking Spaces



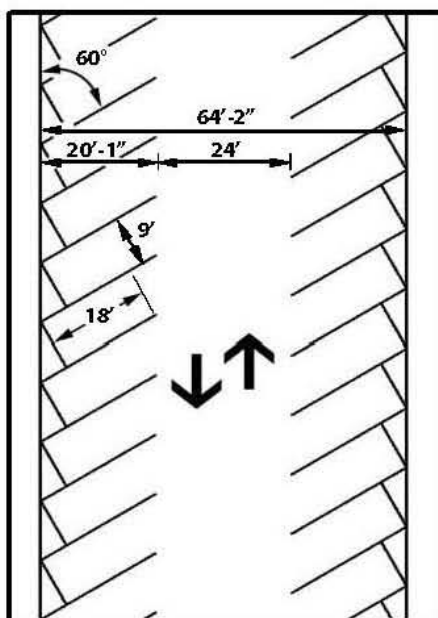
30° Parking Spaces



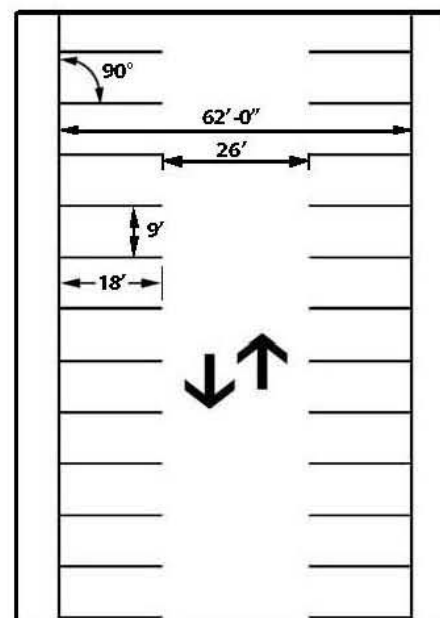
45° Parking Spaces



**60° Parking Spaces
 One - Way**

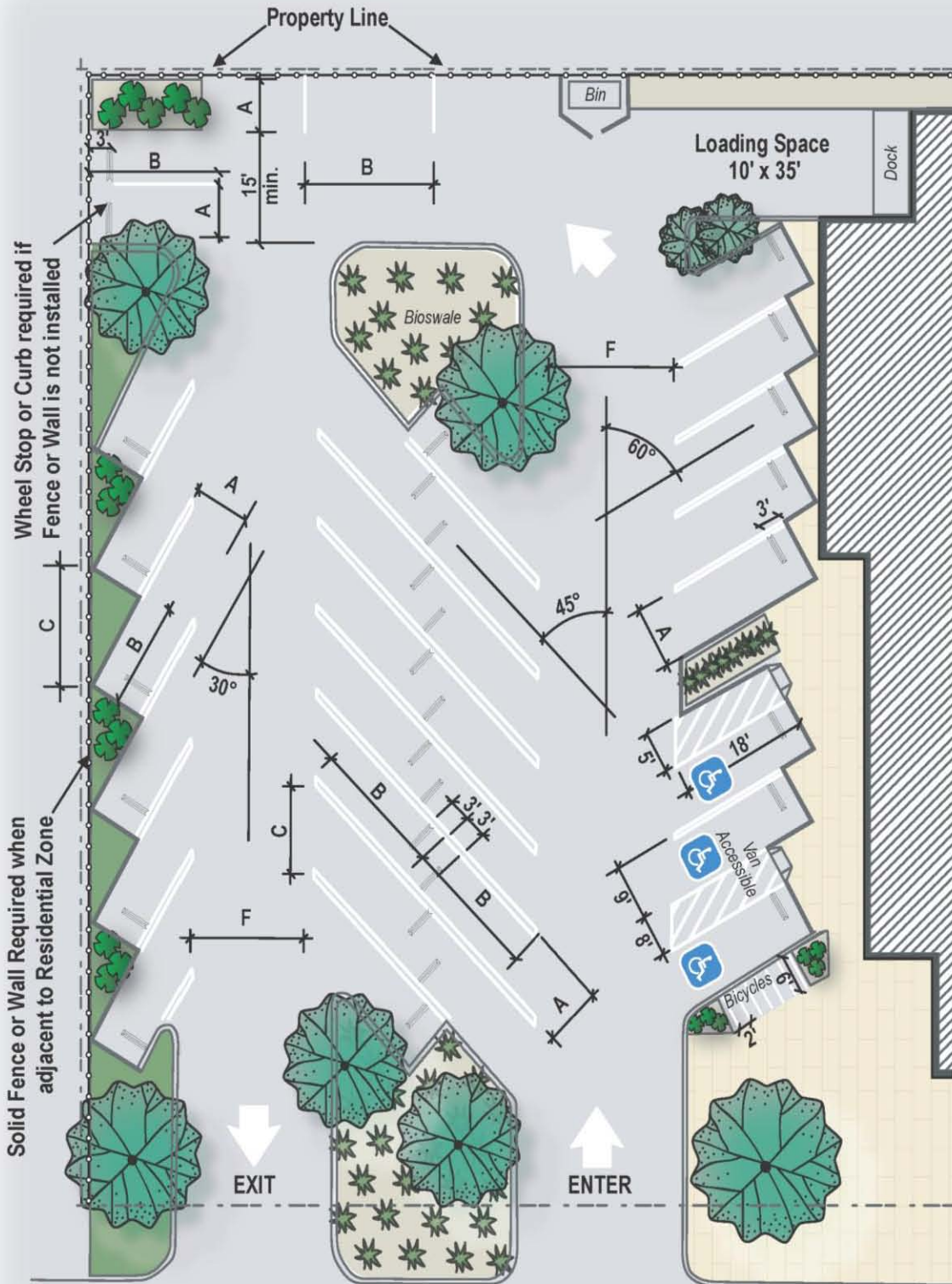


**60° Parking Spaces
 Two - Way**



90° Parking Spaces

Figure 6792.3
Example of Parking Lot Angles and Dimension



4. Drive-Through Aisles. All projects which feature drive-through facilities (bank, fast-food, etc.) shall provide a drive-through aisle capable of a reasonable queuing of vehicles without impeding the circulation of traffic within the parking area or abutting driveway or street travel way. Drive-through aisles should not cross pedestrian pathways and be clearly designated with striping and/or signage. See the Schedule of Parking Requirements for specifications.

c. Parking Details.

1. Surfacing. Except for zones subject to the Agricultural Use Regulations, all parking spaces, loading spaces, and driveways shall be hard surfaced with durable asphalt concrete or Portland Cement Concrete surfacing on a suitably prepared base. Parking spaces and driveways accessory to single-family and duplex dwellings need not be surfaced with a more durable type of surfacing than that which exists on the access street. Driveways and aisles designated for "fire access" must be capable of supporting fire apparatus (minimum 50,000 pounds) unless a greater minimum is required by the Fire Authority Having Jurisdiction.

Table 6792.2 summarizes the required paving thickness of A/C and base according to soil classification, and shall be used unless a suitable alternative pavement design by a registered civil engineer is submitted and approved by the Director. Soil classifications are as established based on the R-value, or resistance value, which identifies the strength of soil from vertically applied pressure. R-value is a factor used in pavement design in the San Diego Regional Standard Drawings to determine the necessary thickness of paving required. Soil classifications identified in Table 6792.2 are established as follows:

Good to Excellent Subbase: soil with an R value of 40 or greater.

Medium Subbase: soil with an R value of 20 to 39

Poor Subbase: soil with an R value less than 20

Where permeable surfacing alternatives are desired or required to protect surface water quality and/or implement Low Impact Development practices, an alternative design which demonstrates adequate material strength, satisfaction of local and regional standards, and community character preferences may be approved pursuant to Section 6795. Structural equivalence should be demonstrated based upon published criteria by Caltrans or AASHTO.

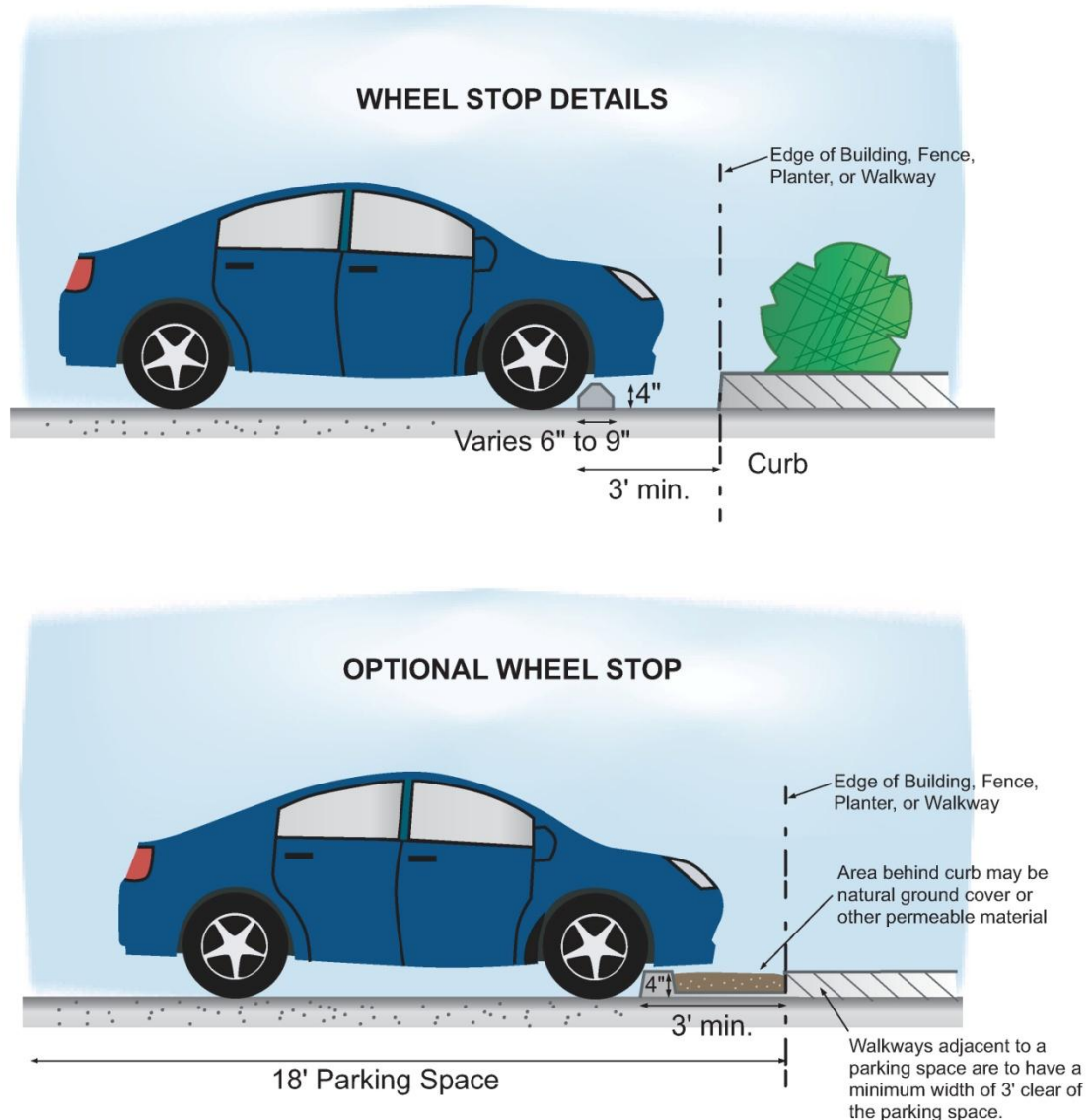
Within the desert areas of the North Mountain, Mountain Empire, and Desert Subregional Plan areas, 4 inches of decomposed granite or suitable alternate material may be approved pursuant to Section 6795 in lieu of more durable paving on residential driveways.

Table 6792.2
Required Thickness of A/C and Subbase

Existing Soil Classifications	Residential Parking (≤4 spaces)	Multi-Family Commercial Frontage Parking	Commercial Truck Loading and Parking
GOOD TO EXCELLENT BASE Decomposed granite, well graded sands and gravels which retain load supporting capacity when wet	2" A/C on existing soil	3" A/C on existing soil	3" A/C on 5" aggregate base or 4" A/C on aggregate base or 5" A/C on existing soil
MEDIUM BASE Silty sands and sand gravels containing moderate amounts of clay and fine silt. Retains moderate amount of firmness under adverse moisture conditions	2" A/C on 6" of decomposed granite base or 3" A/C on 3" aggregate base or 4" on existing soil	3" A/C on 5" aggregate base or 4" A/C on 3" aggregate base or 5" on existing soil	3" A/C on 7" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil
POOR BASE Soils having appreciable amounts of clay and fine silt. Soils become quite soft and plastic when wet	3" A/C on 5.5" aggregate base or 5" A/C on existing soil	3" A/C on 8" aggregate base or 4" A/C on 5.5" aggregate base or 6" A/C on existing soil	3" A/C on 12" aggregate base or 4" A/C on 10.5" aggregate base or 8" A/C on existing soil

2. Vehicular bumper overhang is prohibited in all areas where the parking stall is adjacent to a fence, wall, building or structure, to a pedestrian walkway of less than 7 feet in width, to planter beds (unless the first 3 feet from curb is low volume or subsurface irrigation or is a non-irrigated material), or to an interlocking parking space.
3. Wheel Stops. If a wheel stop is used in the parking stall, it shall be 4 inches high and 4 to 6 feet long. The distance from the front end of the space to the rear of the wheel stop shall be 3 feet. It shall be placed so as to avoid bumper overhang beyond the designated parking space and to avoid creating a safety hazard for pedestrians. Figure 6792.4 illustrates typical wheel stop dimensions
4. Striping. All parking spaces shall be delineated by striping consisting of 4 inches wide painted white lines.

Figure 6792.4
Example of Wheel Stop Dimensions



5. **Bicycle Parking.** Newly constructed non-residential uses shall provide bicycle parking in accordance with the 2010 California Green Building Standards Code Sections 5.106.4.1 and 5.106.4.2. The 2010 California Green Building Standards Code provides standards for the provision of both short-term bicycle parking for visitors and long-term bicycle parking for building tenant-occupants.

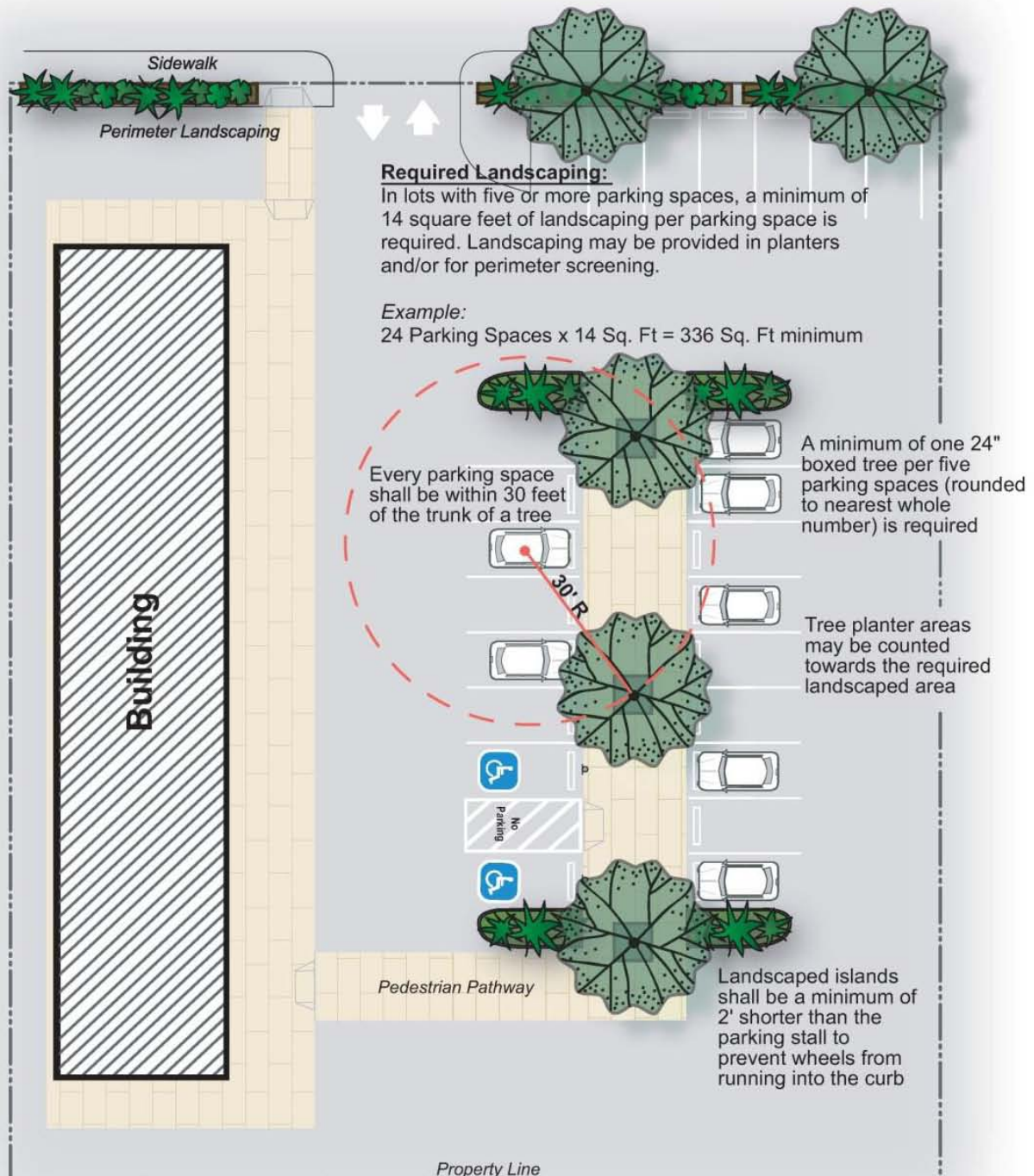
One bicycle parking space shall consist of a floor area at least 2 feet wide and 6 feet long, served by an aisle at least 5 feet wide for bicycle spaces which are not divided into individual lockers or racks. Bicycle racks should be so designed and constructed that a bicycle can be securely locked with a user-supplied padlock. Racks shall provide a space at least 2 feet in width for each bicycle.

6. **Tandem Parking.** Tandem parking represents a parking configuration where one vehicle parks directly behind another and the vehicle in back must be moved in order for the front vehicle to leave. Tandem parking shall be limited to a maximum of two cars in depth and should be 9 feet wide and 36 feet long. When determining access aisle widths for tandem parking, the aisle widths for standard stalls should be used. Parking spaces for persons with disabilities shall not be used in a tandem configuration.

Tandem parking stalls are only allowed for:

- i. Residential use – single family, duplex, and townhome uses.
 - ii. Multi-family residential uses – subject to the following conditions:
 - a) The tandem spaces should be reserved for and assigned to dwelling units which are required to have two or more parking spaces.
 - b) Tandem spaces shall not be used for guest parking.
 - iii. Commercial uses – Tandem spaces should not be allowed for new commercial construction. Tandem spaces may only be allowed for pre-existing commercial buildings or pre-existing buildings that are undergoing a change of use and are subject to the following conditions:
 - a) The tandem spaces should be reserved for use by employees and should be designated for employee parking through the use of signage or pavement marking.
 - b) At least 50 percent of the required spaces should be unassigned standard (non-tandem) spaces that are available for the use of visitors.
7. **Clean Air Vehicle Parking.** In accordance with the 2010 California Green Building Standards Code, newly constructed non-residential uses shall provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles. Parking spaces provided for clean air vehicles will be credited towards the minimum parking requirements of the Zoning Ordinance.
- d. **Lighting.** Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A Lighting Plan for parking lot sites with 5 or more parking spaces shall be provided. Lighting should clearly identify the parking lot, entrances and exits to adjacent streets, and enhance the pedestrian environment. Lighting Plans should be appropriate to the location, context and scale of the areas being lit.
 - e. **Landscaping.** Landscaping shall comply with Figure 6792.5 and the following requirements:

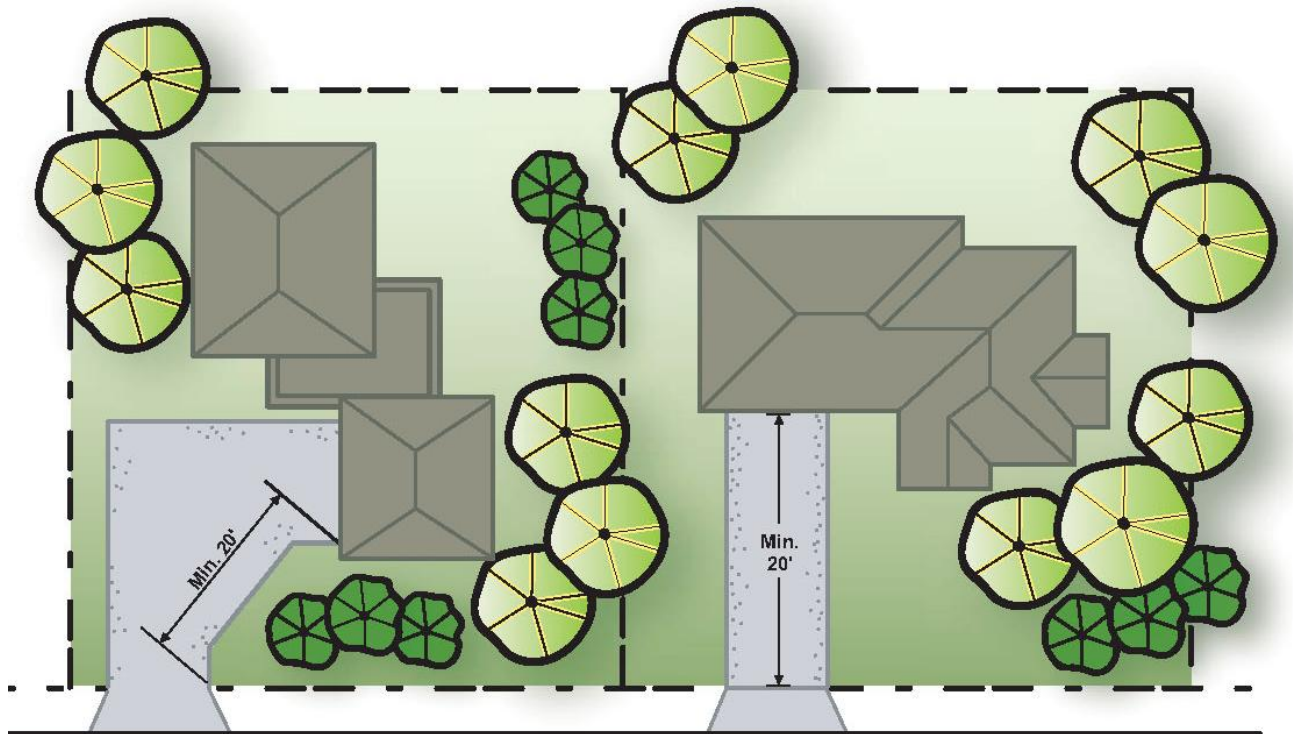
Figure 6792.5
Landscaping Requirements in Parking Lots



1. In parking areas with 5 or more parking spaces, a minimum of 14 square feet of landscaping shall be provided per parking space. Landscaping may be provided in parking lot planters and/or for perimeter screening. Parking lot landscaping shall be provided in addition to other landscaping requirements in the right-of-way or setback areas by the M50 and M52 Use Regulations, by any other Ordinances or as a condition of a discretionary application approval. Within the Fallbrook Village areas, see Section 8000 et seq. of the Zoning Ordinance.
 2. A minimum of one 24 inch boxed tree per 5 parking spaces is required for a parking area.
 3. Planter strips with shrubs shall have a minimum unpaved width of 2 feet. Planter strips with trees shall have a minimum unpaved width of 5 feet. Where feasible, planter strips should be concave to help channel stormwater runoff.
 4. High shrubs or small trees may be used for perimeter planting, except at driveway entrances where plant material shall be positioned to avoid obstructing motorist views and be sensitive to sight distance requirements.
 5. Trees along designated fire access roads/driveways/aisles shall provide a minimum 13 feet 6 inches vertical clearance for the full fire access width.
 6. Landscape islands located at the end of parking aisles shall be a minimum of 2 feet shorter than the parking stall length to prevent wheels from running into the curb when turning into or backing out of a space.
- f. Residential Parking for Detached Single Family, Duplexes, and Triplexes
1. Driveways. A residential driveway shall have a minimum length of 20 feet between the garage door and public right-of-way. Reduced driveway lengths may be permitted for driveways on private roads pursuant to project approval provided it can be shown that the reduced driveway length does not interfere with a sidewalk or other designated pathway. Figure 6792.6 illustrates the minimum length for residential driveways.
- Driveways with a grade greater than 15 percent shall be hard-surfaced and have a deep broom finish perpendicular to the direction of travel. Driveways which serve as required fire access must meet additional requirements specified in the applicable Fire Code.
- Where driveways cross existing roadside ditches, a dip section providing an unobstructed waterway equivalent to the full area of the ditch may be used if grades are feasible. Where grades make use of a dip section infeasible, a culvert pipe shall be installed. The size of the culvert pipe and design of the driveway culvert shall be reviewed for adequacy by the Department of Public Works.

2. Garages. For all enclosed residential garages, a minimum parking space size 10 feet wide by 20 feet long is required for parking spaces where the length of the space is next to a wall and 9 feet wide by 20 feet long for any additional spaces. The space(s) should be designated to be free from obstruction (i.e. water heater, laundry equipment, etc.).

Figure 6792.6
Minimum Length for Residential Driveways



(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85. Formerly Sec. 3284.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13. Formerly Sec. 6793.)

6795

6795 WAIVER, MODIFICATION, VARIANCE FROM PARKING REGULATIONS.

The requirement for design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas may be administratively waived or modified by the Director when practical difficulties make their strict application infeasible and upon a finding that the waiver or modification is consistent with the purpose and intent of Section 6792. Any other waiver or modification of these Parking Regulations shall be allowed only in accordance with the Variance Procedure commencing at Section 7100, unless otherwise specified.

(Renumbered without substantive amendment by Ord. No. 6940 adopted 4-10-85. Formerly Sec. 3292.)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

6799 PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL, AGRICULTURAL AND CERTAIN SPECIAL PURPOSE ZONES.

No person shall park any commercial vehicle in excess of one ton capacity on private property in Residential, Agricultural and the S90 and S92 Special Purpose Zones except as follows:

- a. When loading or unloading property, or
- b. When such vehicle is parked in connection with, and in aid of, the performance of a service to or on property in the block in which such vehicle is parked.

These exceptions do not authorize parking in violation of Fire Lane parking restrictions as detailed in the California Vehicle Code Section 22500.1.

Notwithstanding the above provisions, no commercial vehicle shall remain parked in excess of five consecutive hours. Section 6799 does not apply to recreational vehicles or farm vehicles or equipment, including maintenance equipment, necessary for agricultural production on the property where the vehicles and equipment are parked. In Agricultural Zones and the S90 and S92 Special Purpose Zones, a maximum of two vehicles of up to two tons capacity may be parked by a person owning said vehicles and owning the property where they are parked and who is conducting a commercial agricultural operation located on site or elsewhere.

(Renumbered without substantive amendment by Ord. No. 6940 adopted 4-10-85. Formerly Sec. 3295.)

(Amended by Ord. No. 7935 (N.S.) adopted 6-19-91)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V1 Zone should maintain a continuous building façade and buildings shall maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Front:	0 feet from lot line (mandatory)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (mandatory)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook V1 Zone Parking Regulations.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V1 Zone shall be included in the definition of "Commercial Zones."

8120

n. On-Premise Sign Regulations

All property with the V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8130 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 900 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 - 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.

2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
 4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130 d. 1 – 3 above.
- e. Parking Space Dimensions.
1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

8220

All property with the V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8230

PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106.)
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
- 4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230 d.1 – 3 above.
- e. Parking Space Dimensions.
 - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

n. On-Premise Sign Regulations

All property with the V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8330 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Village 3 Zone is located in the Fallbrook Special Parking District and all of the Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. The portion of the V3 Zone specified in Section 5761 b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).

- b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - d) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.
- e. Parking Space Dimensions
 - 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
 - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

8400

V4 VILLAGE 4 ZONE

8400 INTENT

The Village 4 (V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The V4 Zone is similar to the V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8402 PERMITTED USES

The following use types are permitted by the V4 Zone:

a. Civic Use Types.

Administrative Services
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales: Horticultural Sales
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Financial, Insurance and Real Estate Services
Medical Services
Personal Services, General
Repair Services, Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V4 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 – 15 feet maximum from lot line (permitted up to a maximum of 15 feet)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

m Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V4 Zone shall be included in the definition of “Commercial Zones.”

n. On-Premise Sign Regulations

All property with the V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8430 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

- b. **Parking Requirements.** In the V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. **Relationship of Required Parking to Building Site.** Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. **Location of Parking on Building Site.**
 - 1. **Bicycle Spaces.** Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - d) At ground level.
 - 2. **Covered Parking.** Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
 - 3. **Open Parking.** Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
 - 4. **Exceptions.** A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.

e. Parking Space Dimensions.

1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

No maximum floor area ratio.

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

Front:	50 feet from centerline of the street
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.
 2. Parking Services
 3. Automotive and Equipment: Parking
- m. Wireless Facilities
- For the purposes of Zoning Ordinance Section 6983 (Definitions), the V5 Zone shall be included in the definition of “Residential Zones.”
- n. On-Premise Sign Regulations
- All property with the V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8530 PARKING REGULATIONS

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.

d. Location of Parking on a Building Site.

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106).
 - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - c) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - d) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530 d. 1 – 3 above.

e. Parking Space Dimensions.

1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.

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 3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

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